

**Town and County of Nantucket**  
**Board of Selectmen • County Commissioners**

Robert R. DeCosta, Chairman  
Rick Atherton  
Matt Fee  
Tobias Glidden  
Dawn E. Hill Holdgate



16 Broad Street  
Nantucket, Massachusetts 02554

Telephone (508) 228-7255  
Facsimile (508) 228-7272  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

C. Elizabeth Gibson  
Town & County Manager

**AGENDA FOR THE MEETING OF THE  
BOARD OF SELECTMEN  
FEBRUARY 17, 2016 - 6:00 PM  
PUBLIC SAFETY FACILITY COMMUNITY ROOM  
4 FAIRGROUNDS ROAD  
NANTUCKET, MASSACHUSETTS**

***I. CALL TO ORDER***

***II. BOARD ACCEPTANCE OF AGENDA***

***III. ANNOUNCEMENTS***

1. The Board of Selectmen Meeting is Being Video/Audio Recorded.

***IV. PUBLIC COMMENT\****

***V. NEW BUSINESS\****

***VI. APPROVAL OF MINUTES, WARRANTS AND PENDING CONTRACTS***

1. Approval of Payroll Warrants for Weeks Ending February 7, 2016; February 14, 2016.
2. Approval of Treasury Warrants for February 10, 2016; February 17, 2016.
3. Approval of Pending Contracts for February 17, 2016 - as Set Forth on the Spreadsheet Identified as Exhibit 1, Which Exhibit is Incorporated Herein by Reference.

***VII. PUBLIC HEARINGS***

1. Public Hearing to Consider Application for Change of License Type from Seasonal Wine/Malt Beverages Restaurant License to Seasonal Wine/Malt Beverages Club License for Long Table LLC d/b/a Meursault, William J. Dupree, Manager for Premises Located at 18 Broad Street.
2. Public Hearing to Consider Petition for National Grid/Nantucket Electric Company Plan # 20090974 to Install Underground Facilities at Seven (7) Locations on Milk Street and Winn Street in Connection with the Hummock Pond Bike Path Extension Project:
  - At Pole # 20, Milk Street, New Handhole 20-1 at Base of Pole, 168' of 3" Conduit from Handhole 20-1 to NEW Handhole 20-2 at Base of Pole # 1, Winn Street;

- At pole #25, New Handhole 25-1 at Base of Pole, 50' of 3" Conduit Across Street to New Handhole 25-2;
  - At Pole # 26, 50' of 3" Conduit Across Street to New Handhole 26-1;
  - At Pole # 27, 50' of 3" Conduit Across Street to New Handhole 27-1;
  - At Pole # 28, 50' of 3" Conduit Across Street to New Handhole 28-1;
  - At Pole # 30, 50' of 3" Conduit Across Street to New Handhole 30-1;
  - At Pole # 32, 50' of 3" Conduit Across Street to New Handhole 21-1.
3. Public Hearing to Consider Petition for National Grid/Nantucket Electric Company Plan # 20853509 to Install New Handhole 4-2 and 1-3" Schedule 40 PVC Conduit Northerly 23' then Westerly 42' Across Sankaty Road to Handhole 4-14.
  4. Public Hearing to Consider Petition for National Grid/Nantucket Electric Company Plan # 20207504 to Install New Handhole 2-1 and 1-3" Schedule 40 PVC Conduit 30' Southeasterly Across Joy Street then 18' Southwesterly to Pole # 2.
  5. Public Hearing to Consider Adopting the Following Fees Associated with Mobile Food Units:
    - Annual Town License Fee: \$300;
    - Special Event Daily Fee for Town of Nantucket Locations: \$100.
  6. Public Hearing to Consider Increasing the Town of Nantucket's Ambulance Rates.
  7. Public Hearing to Consider Amending Chapter 200, Traffic Rules and Regulations to Include New Language Regarding Courtesy Vans and Establishing Associated Fees; to Include Paid Parking at the 2 Fairgrounds Road Municipal Parking Lot and Associated Fees; and to Review Residential Parking Permit Rates.
  8. Public Hearing to Consider Amendments to the Nantucket Town Sewer District Pursuant to Section 10 of the Nantucket Sewer Act Regarding Articles 19, 66, 67 and 68 of 2016 Annual Town Meeting.

***VIII. TOWN MANAGER'S REPORT***

1. Update from Independent Housing Consultant.

***IX. SELECTMEN'S REPORTS/COMMENT***

1. Appointment: Mosquito Control Commission.
2. Request for Approval of Conflict of Interest Disclosure in Connection with Sewer Project and Pursuant to MGL Chapter 268A, Section 19.
3. Committee Reports.

***X. ADJOURNMENT***

*\* Identified on Agenda Protocol Sheet.*

**Board of Selectmen Agenda Protocol:**

- **Roberts Rules:** The Board of Selectmen follows Roberts Rules of Order to govern its meetings as per the Town Code and Charter.
- **Public Comment:** For bringing matters of public interest to the attention of the Board. The Board welcomes concise statements on matters that are within the purview of the Board of Selectmen. At the Board's discretion, matters raised under Public Comment may be directed to Town Administration or may be placed on a future agenda, allowing all viewpoints to be represented before the Board takes action. Except in emergencies, the Board will not normally take any other action on Public Comment. Any personal remarks or interrogation or any matter that appears on the regular agenda are not appropriate for Public Comment.

*Public Comment is not to be used to present charges or complaints against any specifically named individual, public or private; instead, all such charges or complaints should be presented in writing to the Town Manager who can then give notice and an opportunity to be heard to the named individual as per MGL Ch. 39, s 23B.*

- **New Business:** For topics not reasonably anticipated 48 hours in advance of the meeting.
- **Public Participation:** The Board welcomes valuable input from the public at appropriate times during the meeting with recognition by the Chair. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Selectmen may have questions on the clarity of information presented. The Board will hear any staff input and then deliberate on a course of action.
- **Selectmen Report and Comment:** Individual Selectmen may have matters to bring to the attention of the Board. If the matter contemplates action by the Board, Selectmen will consult with the Chair and/or Town Manager in advance and provide any needed information by the Thursday before the meeting. Otherwise, except in emergencies, the Board will not normally take action on Selectmen Comment.

**EXHIBIT 1**  
**AGREEMENTS TO BE EXECUTED BY TOWN MANAGER**  
**UNLESS RESOLUTION OF DISAPPROVAL BY BOARD OF SELECTMEN**  
**February 17, 2016**

Type of Agreement/Description	Department	With	Amount	Other Information	Source of Funding
Professional Services Agreement	DPW	Site Design Engineering, LLC	Not to exceed \$225,000 over three years	Engineering assistance for various Town projects	Departmental Budgets
Construction Agreement	Town Admin	Maron Construction	TBD	Construction of new bathhouse at Children's Beach Concession	Art. 10/2013 ATM and Art. 10/2015 ATM
Service Agreement	DPW	Dobbert Heating and Air Conditioning, Inc.	Not to exceed \$24,999 over three years	On call plumbing services for Town buildings	DPW Budget - Repair and Maintenance and Art. 10/2014 ATM - Public Buildings Maintenance
Service Agreement	Our Island Home	Wescom Solutions, Inc.	\$24,512.01	Software Agreement	OIH Budget
Service Agreement	Our Island Home	eSolutions, Inc.	\$9,500 for three years	Medical billing and verification software for Our Island Home	OIH Budget
Service Agreement	DPW	Randy Affeldt Heating and Cooling	Not to exceed \$24,999 over three years	Heating equipment repair and maintenance for various Town buildings	Various budgets
Professional Service Agreement	DPW	Weston & Sampson	\$55,000	Design of new DPW garage facility	Art. 10/2015 ATM
Amendment #1 to Professional Services Agreement	DPW	Woodard & Curran	(\$419,500)	Reduction in scope and fee for design services for Surfside WWTF Upgrades Project	n/a
Service Agreement	Town Admin	General Code	\$24,879	Codification services for Town regulations	Professional Services

2016 DEPARTMENTAL COMMENT ON LIQUOR LICENSE APPLICATION  
FOR BOS PUBLIC HEARINGS

TYPE: CHANGE OF LICENSE TYPE (RESTAURANT LICENSE TO CLUB LICENSE)

APPLICANT: MEURSAULT

SITE ADDRESS: 18 BROAD STREET

HEARING DATE: FEBRUARY 17, 2016

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NPD: NPD has no concerns with this application. Chief Pittman

NFD: Private clubs in Massachusetts: This (change) would require a complete change to (Meursault's) Entertainment license, especially as they currently have no amplified entertainment and most speakers utilize amplified sound. A floor plan and an exit plan need to be reviewed by the enforcement departments before the Selectmen's public hearing so that these departments understand what they are looking for. Until we have this information, the application should not go before the BOS for the change. Robert Bates

HEALTH: Health has no issues with this application. Art Crowley

BUILDING: No comments received.

PLANNING/ZBA: The "Club" use is allowed by right in the CDT zoning district so Mr. Dupree will **not** need relief from either ZBA or Planning Board to change his current approved use to the proposed use (Club). Eleanor Antonietti

**Long Table LLC**  
**DBA: Meursault**  
**18 Broad St**  
**Nantucket, MA, 02554**  
**1/27/16**

To The Board of Selectmen,

Long Table LLC, DBA: Meursault is seeking a change of license type from its current license of Section 12 Restaurant Malt and Wine to Section 12 Club Malt and Wine. The proposed concept to take place at 18 Broad St. will be a membership based culture club focused on bringing pre-eminent speakers in their particular discipline from around the world to the club, whose transportation, lodging, and per diem expenses will be funded by the club membership.

Invited speakers and presenters will cover a broad range of disciplines within the humanities; including authors, artists, museum curators, chefs, professors, and distinguished persons of note. In conjunction with welcoming these presenters to Nantucket Island, the club will offer its members unique travel opportunities, to visit and experience the art, projects, and work of our invited speakers in their own local environments.

The space at 18 Broad St. will serve to host small forums with welcomed presenters, as well as provide members a space to converse and share together in an intimate environment.

The club will be a seasonal operation and open from May through September, as well as Thanksgiving and Christmas Stroll Holidays. The hours of operation will be 4pm to 12am Monday through Sunday. A small food offering as well as a malt and wine offering will be available to members for refreshment. This proposed project does not change from any of the pre-approved regulations already granted by the current Section 12 Malt and Wine Restaurant License as well as Common Victualer License.

We appreciate your consideration for this change of license type at 18 Broad St.

Sincerely,

William Dupree







*The Commonwealth of Massachusetts*  
**Alcoholic Beverages Control Commission**  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

☐ For Reconsideration

**FORM 43**  
**MUST BE SIGNED BY LOCAL LICENSING AUTHORITY**

076200209

ABCC License Number

Nantucket

City/Town

February 17, 2016

Local Approval Date

**TRANSACTION TYPE (Please check all relevant transactions):**

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> New License              | <input type="checkbox"/> New Officer/Director            | <input type="checkbox"/> Pledge of License          | <input type="checkbox"/> Change Corporate Name             |
| <input type="checkbox"/> Transfer of License      | <input type="checkbox"/> Change of Location              | <input type="checkbox"/> Pledge of Stock            | <input type="checkbox"/> Seasonal to Annual                |
| <input type="checkbox"/> Change of Manager        | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock          | <input checked="" type="checkbox"/> Change of License Type |
| <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> Issuance of Stock               | <input type="checkbox"/> New Stockholder            | <input type="checkbox"/> Other <input type="text"/>        |
| <input type="checkbox"/> 6-Day to 7-Day License   | <input type="checkbox"/> Management/Operating Agreement  | <input type="checkbox"/> Wine & Malt to All Alcohol |  |

Name of Licensee

Long Table LLC

EIN of Licensee

46-4312616

D/B/A

Meursault

Manager

William J. Dupree

ADDRESS: 18 Broad Street

CITY/TOWN: Nantucket

STATE

MA

ZIP CODE

02554

Seasonal

Wine/Malt

Club

Granted under Special Legislation? Yes ☐ No ☐

Annual or Seasonal

Category: (All Alcohol; Wine & Malt; Wine,  
Malt & Cordials; Wine; Malt)

Type: (Restaurant, Club, Package  
Store, General On Premises, Etc.)

If Yes,

Chapter

Year

**Complete Description of Licensed Premises:**

1040 Square Foot space. Basement floor. One exit on south side and one exit on north side.

Application Filed:

1/27/2016 8:30AM

Advertised:

Feb. 4 & Feb. 11, 2016 Inquirer & M+

Abutters Notified:

Yes ☐ No ☒

Date & Time

Date & Attach Publication

Licensee Contact Person for Transaction

William J. Dupree

Phone:

610-248-4992

ADDRESS: 18 Kittiwake Lane

CITY/TOWN: Nantucket

STATE

MA

ZIP CODE

02554

Remarks: Licensing: Anne McAndrew, 4 Fairgrounds Rd, Nantucket MA 01554 T:508-325-4137 amcandrew@police.nantucket-ma.gov

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission  
Ralph Sacramone  
Executive Director

ABCC Remarks:

The Commonwealth of Massachusetts  
Alcoholic Beverages Control Commission  
239 Causeway Street  
Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

PETITION FOR CHANGE OF LICENSE

076200209

ABCC License Number

Nantucket

City/Town

The licensee Long Table LLC-William J. Dupree, Manager respectfully petitions the Licensing Authorities to approve the following transactions:

- |   |   |
|---|---|
| <input type="checkbox"/> Change of Manager  | <input type="checkbox"/> Alteration of Premises |
| <input type="checkbox"/> Pledge of License/Stock  | <input type="checkbox"/> Cordial & Liqueurs     |
| <input type="checkbox"/> Change of Corporate Name/DBA   | <input type="checkbox"/> Change of Location     |
| <input checked="" type="checkbox"/> Change of License Type (\$12 ONLY, e.g. "club" to "restaurant") |   |

☐ Change of Manager

Last-Approved Manager:

Requested New Manager:

☐ Pledge of License /Stock

Loan Principal Amount: \$

Interest Rate:

Payment Term:

Lender:

☐ Change of Corporate Name/DBA

Last-Approved Corporate Name/DBA:

Requested New Corporate Name/DBA:

☒ Change of License Type

Last-Approved License Type:

Wine/Malt - Restaurant

Requested New License Type:

Wine/Malt - Club

☐ Alteration of Premises: (must fill out attached financial information form)

Description of Alteration:

not applicable

☐ Change of Location: (must fill out attached financial information form)

Last-Approved Location:

Requested New Location:

Signature of Licensee

*William J. Dupree*  
(If a Corporation/LLC, by its authorized representative)

Date Signed

1/28/14



LONG TABLE LLC  
VOTE

The undersigned, William Jedediah Dupree, being the sole Member of Long Table LLC, a Massachusetts Limited Liability Company, hereby certifies that at a duly called special meeting of the Limited Liability Company held on January 25, 2016, that William Jedediah Dupree determined that LONG TABLE LLC would petition the Alcoholic Beverages Control Commission (ABCC) for a change of license type from Wine/Malt Restaurant to Wine/Malt Club relative to that certain seasonal wine and malt beverage license for Long Table LLC d/b/a Meursault, located at 18 Broad Street, Nantucket, Massachusetts 02554.

Executed as a sealed instrument this 26 day of January, 2016.

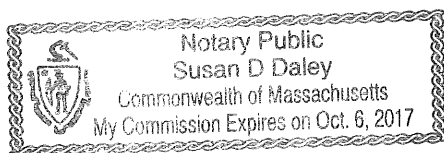
  
William Jedediah Dupree

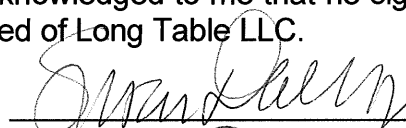
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.  
County

January 26, 2016

On this 26 day of January, 2016, before me, the undersigned notary public, personally appeared, William Jedediah Dupree, (a) \_\_\_\_\_ personally known to me, or (b) ✓ proved to me through satisfactory evidence of identification, which was Malicious (type of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the free act and deed of Long Table LLC.



  
Notary Public: Susan Daley  
My commission expires: 10-6-2017

**LICENSE  
ALCOHOLIC BEVERAGES  
076200209**

**THE LICENSING BOARD OF  
THE TOWN OF NANTUCKET, MASSACHUSETTS,  
HEREBY GRANTS A SEASONAL 2015**

**RESTAURANT**

**License to Expose, Keep for Sale, and to Sell**

**WINE/MALT ALCOHOLIC BEVERAGES**

**To be Drunk on the Premises**

**18 Broad Street**

**LONG TABLE LLC d/b/a**

**MEURSAULT**

**William J. Dupree, Manager**

**Described Premises: 1040 square foot space. Basement floor. One exit on south side and one exit on north side.**

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended and any rules or regulations made thereunder by the licensing authorities. This license is effective **April 1, 2015 through January 15, 2016**, unless earlier suspended, cancelled or revoked.

**IN TESTIMONY WHEREOF**, the undersigned has hereto affixed his official Signature this 18th day of March, 2015.

***The hours during which alcoholic beverages may be sold.*** In accordance with MGL Chapter 138 and amendments thereto with the provision that patrons shall not be served after 1:00AM and that patrons must be off the license premises and said premises must be closed by 1:30AM. In accordance with Article 40 ATM 2001 Chapter 86.1 Board of Health Regulations, Prohibition of Smoking in Certain Places within the Town of Nantucket applies.

This License Shall Be Displayed on the  
Premises in a Conspicuous Place Where  
It May be Easily Read.

**License Fee: \$1500.00**

Board of Selectmen  
*Rick Atherton*  
Rick Atherton, Chairman

**2016 DEPARTMENTAL COMMENTS ON UTILITY PETITIONS  
FOR BOS PUBLIC HEARINGS**

TYPE: UTILITY PETITION: Order for Manhole and Duct Locations

APPLICANT: NATIONAL GRID: Plan #20090974

SITE ADDRESS: **MILK/WINN STREETS**

HEARING DATE: February 17, 2016

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NPD: No concerns with this utility petition. Chief Pittman

FIRE: The Fire Department has no issues with this petition. Chief Rhude

DPW: Please use directional drilling for the areas where the utility has to cross the road and if  
The utility cannot do so, backfill those cross trenches with flowable fill.  
Silvio Genao

BUILDING: This utility work is necessary to extend the Hummock Pond Road bike path. The poles  
are being moved, and hand holes installed, so that there are no obstructions within the  
proposed path along Milk Street. Mike Burns

WW: Wannacomet Water has a major transmission main on both the north and south side of  
Milk Street Extension and we will mark it out this week. We will require at least 48 hours  
Notice before the start of work to allow us to re-mark the main in the event the marks  
have been disturbed. Additionally, we would like to be invited to any pre-construction  
conference and if there is none planned, then the contractor should contact the office at  
Wannacomet Water (508-228-0022) and speak with a staff member prior to the start  
of work. Robert Gardner

**ORDER FOR MANHOLE AND DUCT LOCATIONS**

January 4, 2016

By the Board of Selectmen  
Of the Town of Nantucket, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that **NANTUCKET ELECTRIC COMPANY** be and they are hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition of said Company dated the **4<sup>th</sup> day of January, 2016**

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked—

**NANTUCKET ELECTRIC COMPANY**

Plan No. **20090974** Dated: **01/04/2016**

The following are the public ways or parts of ways along which the underground electric conduits above referred to may be laid --

**Milk Street and Winn Street**

**National Grid request installation of  
underground facilities at seven locations  
on Milk Street and Winn Street --see sketch  
pages 1 thru 3.**

**Also, there shall be a reservation of one (1) underground conduit for the fire, police, telephone, internet and telegraph signal wires belonging to and used by the municipality for any municipal purpose.**

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Nantucket, Massachusetts

held on the 17 day of FEBRUARY 2016

\_\_\_\_\_  
Clerk of Selectmen

Received and entered in the records of location orders of the town of Nantucket, Massachusetts

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Attest: \_\_\_\_\_  
Town Clerk

I hereby certify that on FEBRUARY 17, 2016, at 6 o'clock, P. M.,  
at 4 FAIRGROUNDS ROAD, a public hearing was held on the petition of

**NANTUCKET ELECTRIC COMPANY**

for permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectmen of the Town of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Nantucket, Massachusetts

**CERTIFICATE**

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Nantucket, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 2016 and recorded with the records of location orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_.

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: \_\_\_\_\_  
Town Clerk



**Pole & UG Petition/Permit Request Form**

City  
Town of Nantucket WR # 20090974  
(circle one)

Install \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Remove \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Relocate \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Beginning at a point approximately \_\_\_\_\_ feet \_\_\_\_\_ of the centerline  
(distance) (compass heading)  
of the intersection of \_\_\_\_\_  
(street name)

and continuing approximately \_\_\_\_\_ feet in a \_\_\_\_\_ direction.  
(distance) (compass heading)

**Install underground facilities:**

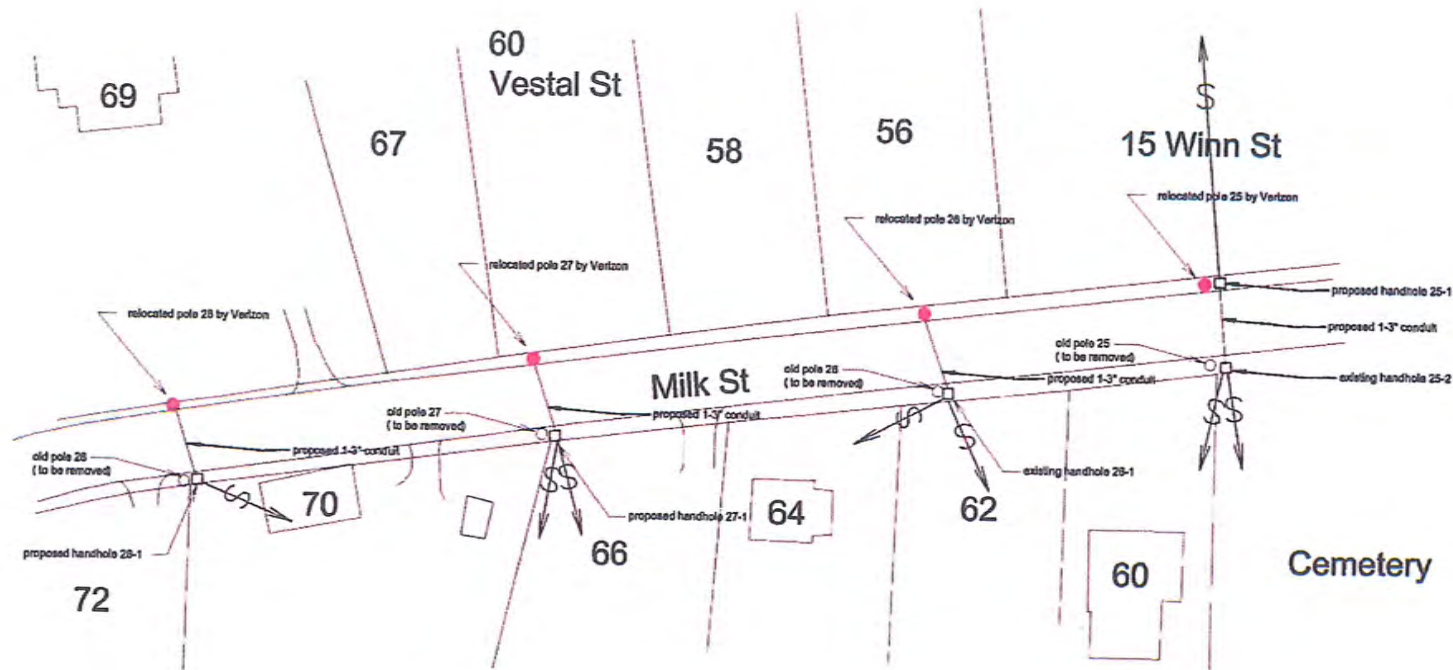
Street(s) at seven locations on Milk St and Winn St (see sketch pages 1 thru 3)

**Description of Work:**

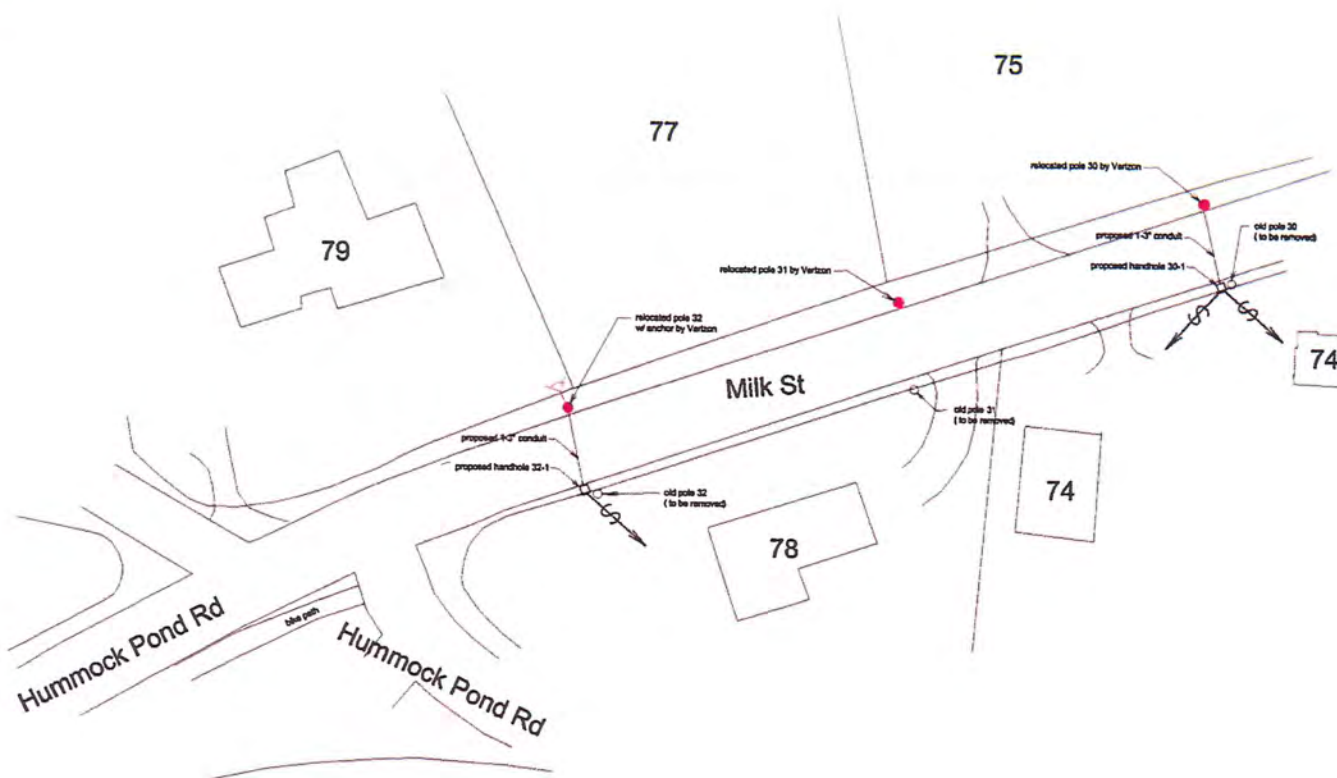
at pole 20 Milk St new handhole 20-1 at the base of pole, 168 feet of 3" conduit from handhole 20-1 to new handhole 20-2 at the base of pole 1 Winn St  
at pole 25 new handhole 25-1 at the base of pole, 50 feet of 3" conduit across the street to new handhole 25-2  
at pole 26 50 feet of 3" conduit across the street to new handhole 26-1  
at pole 27 50 feet of 3" conduit across the street to new handhole 27-1  
at pole 28 50 feet of 3" conduit across the street to new handhole 28-1  
at pole 30 50 feet of 3" conduit across the street to new handhole 30-1  
at pole 32 50 feet of 3" conduit across the street to new handhole 32-1

ENGINEER S.Breton

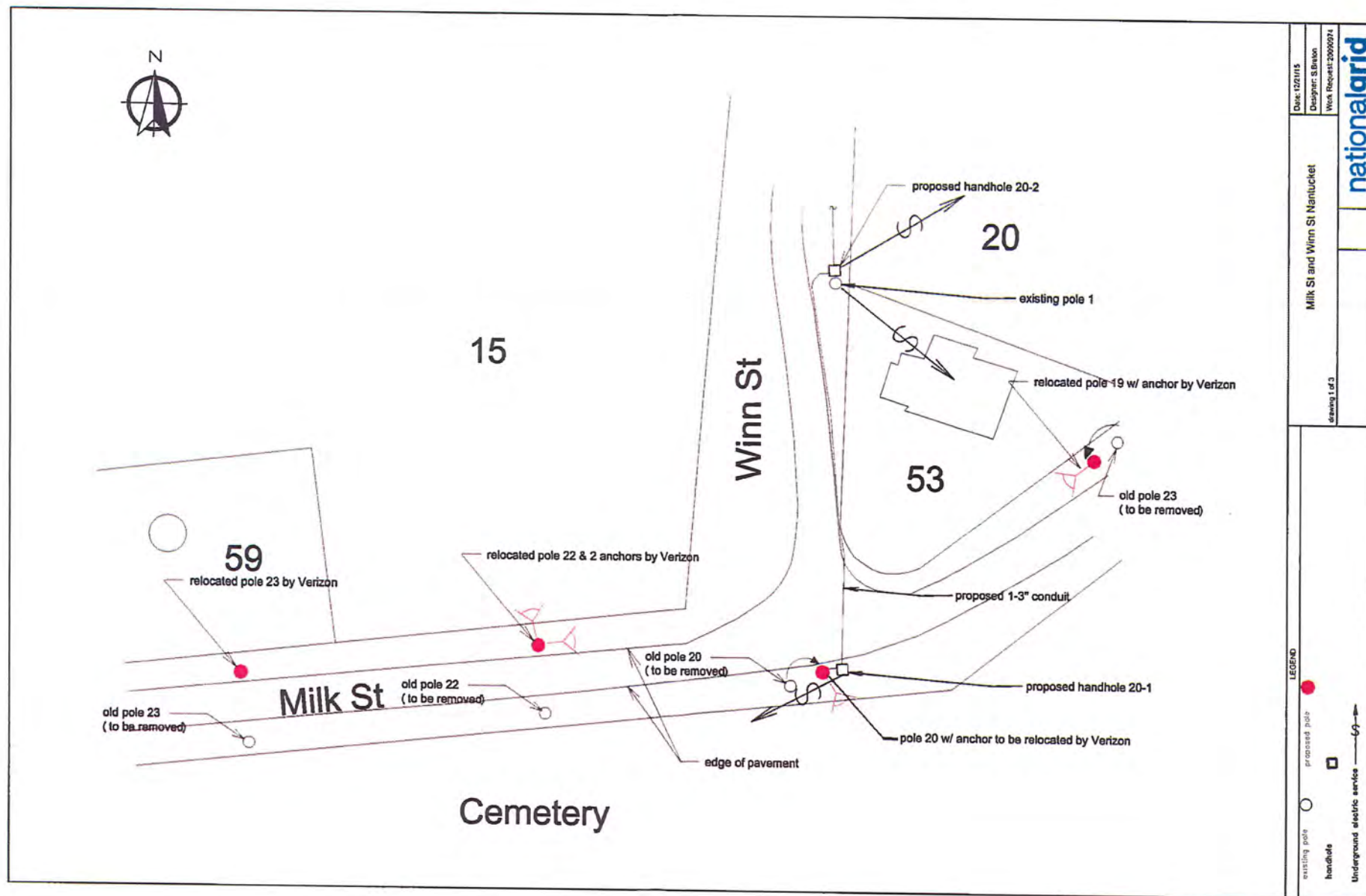
DATE Jan 4th, 2016



<b>Milk St Nantucket</b> Conduit and handholes		Date: 12/11/15 Designer: S. Nelson Work Request: 20090914
Drawing 2 of 3		<b>nationalgrid</b>
<b>LEGEND</b> existing pipe ——— handhole □ proposed pole ● proposed 1-3" conduit ——— existing handhole 25-1 existing handhole 25-2 existing handhole 28-1 existing handhole 28-2 underground electric service ———		



Milk St Nantucket Conduit and handholes		Date 12/21/15 Designer S. Benson Work Request 20060914	
drawing 1 of 3		nationalgrid	
LEGEND			
existing pole		proposed pole	
handhole			
Underground electric service			





**2016 DEPARTMENTAL COMMENTS ON UTILITY PETITIONS  
FOR BOS PUBLIC HEARINGS**

TYPE: UTILITY PETITION: Order for Manhole and Duct Locations

APPLICANT: NATIONAL GRID: Plan #2083-3509 *20853509*

SITE ADDRESS: **SANKATY ROAD**

HEARING DATE: February 17, 2016

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NPD: No concerns with this utility petition. Chief Pittman

FIRE: The Fire Department has no issues with this petition. Chief Rhude

DPW: **A)** Any disturbed areas that are off the paved surface but within the right-of-way need to be brought back to an equal or better condition before when they were disturbed (loamed and seeded if areas consisted of grass).

**B)** Related to the 42' section of conduit going across the road: that installation needs to Be done using directional drilling and if they cannot do it that way and need to dig a Trench, then:

1) That work will have to wait until April 15.

2) The trench needs to be backfilled with flowable fill and patched with hot mix.

Silvio Genao

WATER: Sconset Water Company has no objections to this petition. However, because of the location of the water main **we are requesting 48 hours notice prior to the start of work to allow us to mark out the water main and services. I should also point out that NGRID should contact us directly (508-228-0022) as we are not part of the DIG SAFE system.** Robert Gardner



**ORDER FOR MANHOLE AND DUCT LOCATIONS**

December 30, 2016

By the Board of Selectmen  
Of the Town of Nantucket, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that **NANTUCKET ELECTRIC COMPANY** be and they are hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition of said Company dated the **30<sup>th</sup> day of December, 2015**

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked—

**NANTUCKET ELECTRIC COMPANY**

Plan No. **20853509** Dated: **12/03/2015**

The following are the public ways or parts of ways along which the underground electric conduits above referred to may be laid --

**Sankaty Road**

**National Grid request to install  
42' of conduit in an easterly direction of  
handhole 4-1.**

**Also, there shall be a reservation of one (1) underground conduit for the fire, police, telephone, internet and telegraph signal wires belonging to and used by the municipality for any municipal purpose.**

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Nantucket, Massachusetts  
held on the 17<sup>th</sup> day of FEBRUARY 2016

\_\_\_\_\_  
Clerk of Selectmen

Received and entered in the records of location orders of the town of Nantucket, Massachusetts  
Book: \_\_\_\_\_ Page: \_\_\_\_\_

Attest: \_\_\_\_\_  
Town Clerk

I hereby certify that on February 17, 2016, at 6 o'clock, P. M.,  
at 4 Fairgrounds Road a public hearing was held on the petition of

**NANTUCKET ELECTRIC COMPANY**

for permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

Selectmen of the Town of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Nantucket, Massachusetts

**CERTIFICATE**

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Nantucket, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_, 2015 and recorded with the records of location orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_.

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: \_\_\_\_\_  
Town Clerk

## Pole &amp; UG Petition/Permit Request Form

City  
Town of Nantucket WR # 20853509  
(circle one)

Install \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Remove \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Relocate \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Beginning at a point approximately \_\_\_\_\_ feet \_\_\_\_\_ of the centerline  
(distance) (compass heading)  
of the intersection of \_\_\_\_\_  
(street name)

and continuing approximately \_\_\_\_\_ feet in a \_\_\_\_\_ direction.  
(distance) (compass heading)

Install underground facilities:

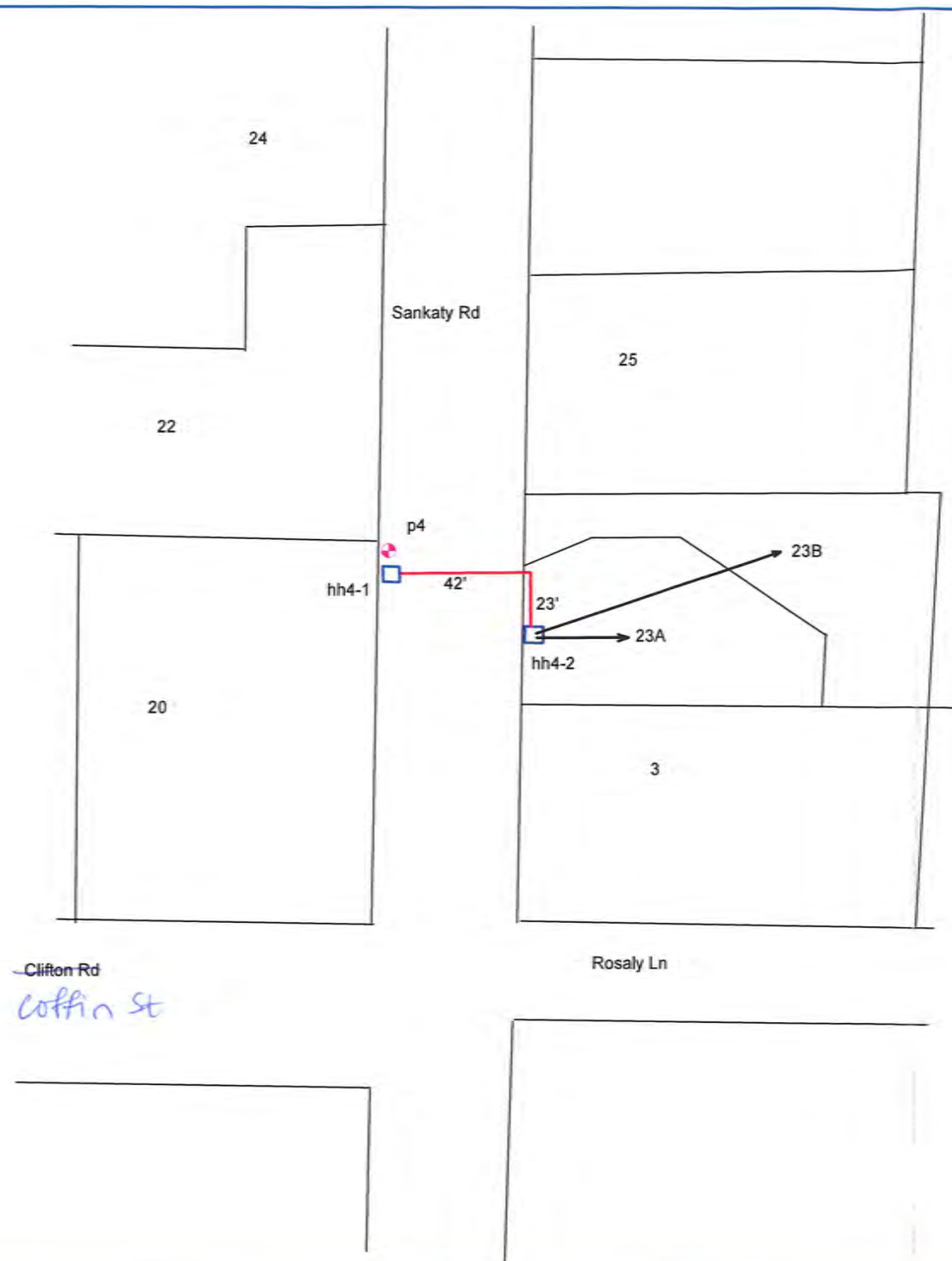
Street(s) SANKATY RD

Description of Work:

INSTALL 42' OF CONDUIT IN EASTERLY  
DIRECTION OF HANDHOLE HH4-1

ENGINEER Jim Huxley

DATE 12/3/2015



Customer to install handhole hh4-2 & install approximately 65' of 1-3" schedule 40 pvc conduit to hh4-1. National Grid to connect underground services to #23A & 23B.

11x17 Supplemental Sketch	
<b>nationalgrid</b>	
Work Request: wr#20853509	Drawn By: J.Husley Date: 12/3/2015
Easement & Petition Sketch 23 Sankaty Rd. Nantucket, Ma	
LEGEND	
	existing utility pole
	handhole
	1-3" schedule 40 pvc conduit
	customer services
NOTE: Not to Scale	

**2016 DEPARTMENTAL COMMENTS ON UTILITY PETITIONS  
FOR BOS PUBLIC HEARINGS**

TYPE: UTILITY PETITION: Order for Manhole and Duct Locations

APPLICANT: NATIONAL GRID: Plan #20207504

SITE ADDRESS: **JOY STREET**

HEARING DATE: February 17, 2016

---

NPD: No concerns with this petition. Chief Pittman

FIRE: The Fire Department has no issues with this petition. Chief Rhude

DPW: **A)** Any disturbed areas that are off the paved surface but within the right of way need to be brought back to an equal or better condition before when they were disturbed (loamed and seeded if areas consisted of grass).

**B)** Related to the 30' section of conduit going across Joy Street: that installation needs to be done using directional drilling and if they cannot do it that way and need to dig a trench, then:

**1)** That work will have to wait until **APRIL 15.**

**2)** The trench needs to be backfilled with flowable fill and patched with hot mix.

Silvio Genao

WW: Wannacomet Water has no objection to this petition. Robert Gardner



**ORDER FOR MANHOLE AND DUCT LOCATIONS**

December 30, 2015

By the Board of Selectmen  
Of the Town of Nantucket, Massachusetts

Notice having been given and public hearing held, as provided by law,  
IT IS HEREBY ORDERED:

that **NANTUCKET ELECTRIC COMPANY** be and they are hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said Company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition of said Company dated the **30<sup>th</sup> day of December, 2015**

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked—

**NANTUCKET ELECTRIC COMPANY**

Plan No. **20207504** Dated: **12/03/2015**

The following are the public ways or parts of ways along which the underground electric conduits above referred to may be laid --

**Joy Street**

**National Grid request to install  
48' of conduit in a north-westerly direction  
off Pole #2 Joy Street.**

**Also, there shall be a reservation of one (1) underground conduit for the fire, police, telephone, internet and telegraph signal wires belonging to and used by the municipality for any municipal purpose.**

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Nantucket, Massachusetts  
held on the 17<sup>th</sup> day of FEBRUARY 2016

\_\_\_\_\_  
Clerk of Selectmen

Received and entered in the records of location orders of the town of Nantucket, Massachusetts  
Book: \_\_\_\_\_ Page: \_\_\_\_\_

Attest: \_\_\_\_\_  
Town Clerk

I hereby certify that on February 17, 2016, at 6 o'clock, P. M.,  
at 4 Fairgrounds Road a public hearing was held on the petition of

**NANTUCKET ELECTRIC COMPANY**

for permission to excavate the public highways and to run and maintain underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to erect poles, wires and fixtures under said order. And that hereupon said order was duly adopted.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Selectmen of the Town of

\_\_\_\_\_  
Nantucket, Massachusetts

**CERTIFICATE**

I hereby certify that the foregoing is a true copy of a location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Nantucket, Massachusetts, on the \_\_\_\_\_ day of \_\_\_\_\_ 2015 and recorded with the records of location orders of said Town, Book \_\_\_\_\_, Page \_\_\_\_\_.

This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

Attest: \_\_\_\_\_  
Town Clerk

## Pole &amp; UG Petition/Permit Request Form

City  
Town of Nantucket WR # 20207504  
(circle one)

Install \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Remove \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Relocate \_\_\_\_\_ SO  
(quantity) JO Poles on \_\_\_\_\_  
(circle one) (street name)

Beginning at a point approximately \_\_\_\_\_ feet \_\_\_\_\_ of the centerline  
(distance) (compass heading)  
of the intersection of \_\_\_\_\_  
(street name)

and continuing approximately \_\_\_\_\_ feet in a \_\_\_\_\_ direction.  
(distance) (compass heading)

## Install underground facilities:

Street(s) Joy St.

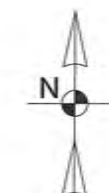
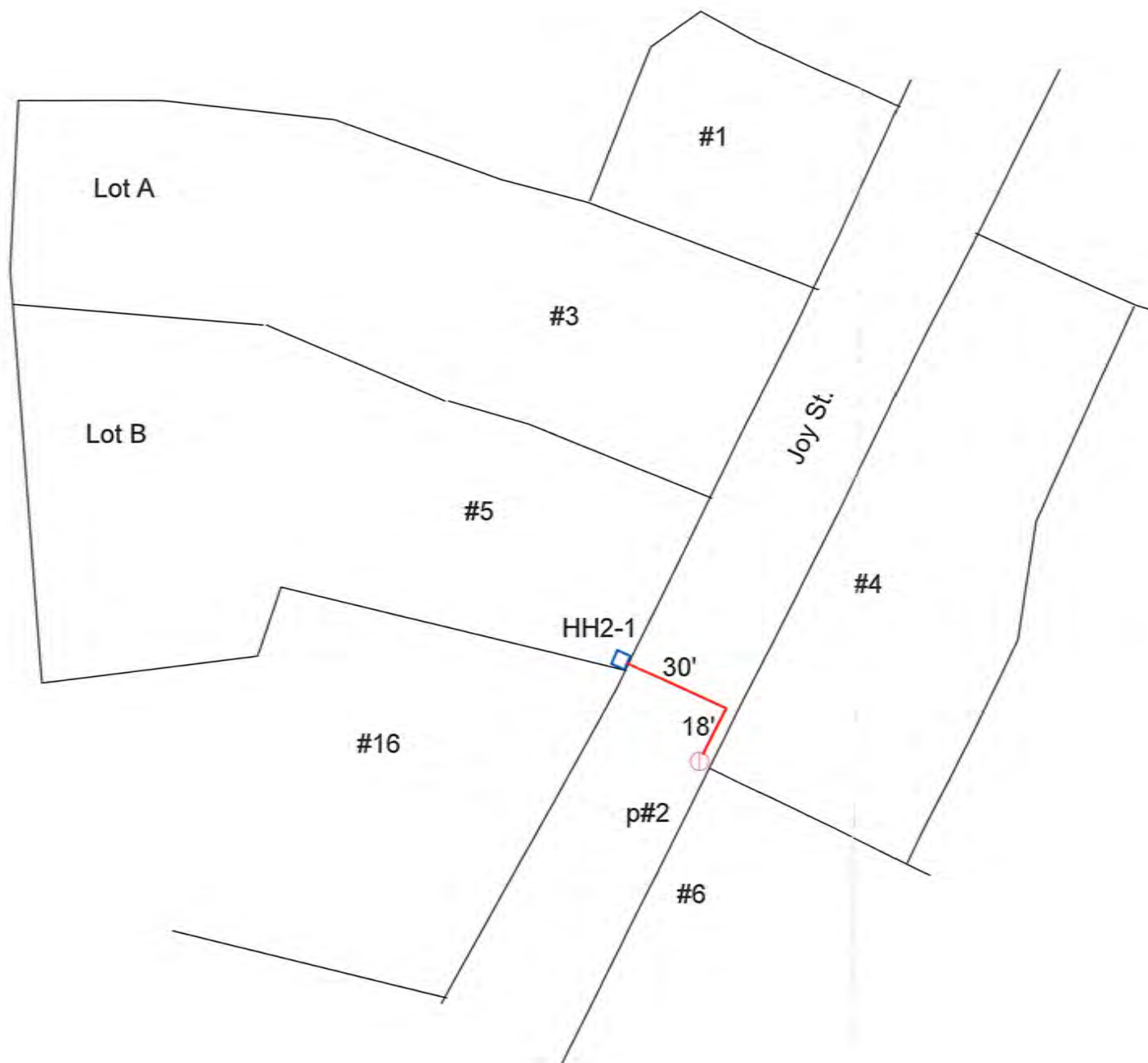
## Description of Work:

Install approx 48' of Conduit in a  
Northwesterly direction off P#2  
Joy St.

ENGINEER Jim Huxley

DATE 12/3/2015





Customer to install handhole hh2-1 & install approximately 48' of 1-3" schedule 40 pvc to pole#2 Joy st. National grid to connect underground service to #5

11x17 Supplemental Sketch	
<b>nationalgrid</b>	
Work Request: WR#20207504	Drawn By: J.Hadley Date: 12/9/2015
Easement & Petition Sketch #5 Joy St. Nantucket, Ma	
LEGEND	
①	existing utility pole
□	handhole
—	1-3" schedule 40 pvc conduit
NOTE: Not to Scale	

## Nantucket Fire Department

131 Pleasant Street  
Nantucket, MA 02554  
Tel. (508)228-2324  
Fax (508)325-7500



### **Nantucket Fire Ambulance Billing Options**

Nantucket Fire has not increased its ambulance billing rates in 6 years. Our rates are currently one of the lowest in the state. Changes in our ambulance billing rates, to bring us in line with other communities, will generate additional annual revenue of between \$500,000 and \$800,000, to support increased services and staffing levels. The proposed rates are identical to Oak Bluffs Fire Department. They are above the average rate set by municipal ambulance services but below the rate of private ambulance companies.

	Current Rates	Average Rates	COMM Fire Rates	Oak Bluffs Rates	Proposed Rates
BLS Emergency Base Rate	\$ 475.00	\$ 1,205.00	\$ 925.00	\$ 1,752.03	\$ 1,752.03
BLS Non-Emergency Rate	\$ 475.00	\$ 1,205.00	\$ 925.00	\$ 1,752.03	\$ 1,752.03
ALS1 Emergency Base Rate	\$ 475.00	\$ 1,950.00	\$ 1,502.00	\$ 3,294.07	\$ 3,294.07
ALS1 Non-Emergency Base Rate		\$ 1,950.00	\$ 1,502.00	\$ 3,294.07	\$ 3,294.07
ALS2 Emergency Base Rate	\$ 475.00	\$ 3,010.00	\$ 2,407.00	\$ 5,141.55	\$ 5,141.55
Mileage	\$ 12.00	\$ 3,462.00	\$ 31.00	\$ 53.82	\$ 53.82
Defibrillation	\$ 100.00	\$ 32.00			
Oxygen	\$ 47.00				
Ferry Service				\$ 250.00	\$ 850.00
Paramedic Intercept W/USCG				\$ 5,509.92	\$ 5,509.92

### **Decisions to be made by the Board of Selectmen**

- Set the new billing rates
- Collections of deductibles
  - o Residential exemptions
  - o Financial exemptions



**From:** [Pittman, William \(pd520\)](#)  
**To:** [Libby Gibson](#)  
**Cc:** [Erika Mooney](#)  
**Subject:** Board Information for Packet  
**Date:** Thursday, January 28, 2016 2:41:49 PM  
**Attachments:** [2016 01 25 EDITS Suggested Languauge - Feb 17 2016 BOS Hearing on parking regulations.docx](#)

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Libby,

Attached is my submission for the Board of Selectmen hearing on changes to the Parking Regulations. I included a cover sheet with a summary of the changes and the actual language with suggested changes in red or strikeout. Please let me know if you have any questions. It is my understanding that the hearing will be February 17<sup>th</sup>. Please let me know if there is anything else that you need.

**William J. Pittman**  
**Chief of Police**

Nantucket Police Department  
4 Fairgrounds Road  
Nantucket, MA 02554  
Tel: (508) 228-1212  
Fax: (508) 228-7246



PLEASE NOTE MY NEW E-MAIL ADDRESS: [wpittman@police.nantucket-ma.gov](mailto:wpittman@police.nantucket-ma.gov)

This electronic message and any files attached hereto contain confidential or privileged information from the Nantucket Police Department. This information is intended to be for the use of individuals or entities to whom it is addressed only. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender by reply e-mail and destroy all copies of this message.

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## **SUMMARY OF SUGGESTED CHANGES**

The attached document contains the suggested language changes to the Traffic Regulations regarding Paid Long-Term Parking in the 2FG Parking Lot and the implementation of a Courtesy Van Permit:

### **2FG LONG-TERM PARKING PERMIT**

200.13.5 – Add required language to prohibit parking except by permit.

200.13.6 – Establish time period in which parking by Long-Term Permit is allowed. Suggest 30-day limit but that is only a place to start the discussion.

200.13.7 – Renumber existing 200.13.6 to 200.13.7

200.16.1.9 – Add language to create a Long-Term Parking Permit and establish a fee. Suggest \$10 per day with a seven-day grace period but that is only a place to start the discussion.

### **COURTESY VAN PERMIT**

200.1 DEFINITION – Add the definition of a Courtesy Van to the Regulations.

200.5 STOPPING, STANDING and PARKING PROHIBITED IN CERTAIN PLACES – Add section 200.5.3 prohibiting the use of designated spaces by courtesy vans without the proper permit.

200.16 PARKING PERMITS – Add 200.16.1.10 (Courtesy Vehicle Permit) language to the regulations and establish a fee.

200.16.4 – Add 200.16.1.10 (above) to the list of permits that require there be no outstanding parking tickets when the permit is issued.

200.16.6 – Courtesy Vehicle Operation. Provides a mechanism to address improper behavior or operation by licensed courtesy vehicle operators.

1     **DISCUSSION 1:           BOARD DISCUSSION ON RESIDENTIAL PARKING PERMITS**

2

3     200.16.1.1   Residential Parking Permit: Where Stopping, Standing or Parking is not otherwise

4     prohibited within the Residential Parking Permit District, up to two (2) permits shall be issued

5     to owners of Vehicles who own or rent dwellings which front on streets included in the

6     Resident Parking Permits District or Core District, provided that a fee of \$50 for applications

7     submitted between January 1 and May 31 or \$100 for applications submitted between June 1

8     and December 31 has been paid to the Town; the applicant shows satisfactory proof that he or

9     she lives on a Public Way in one of the districts during the period between June 1 and

10    September 30 of the year for which he is seeking a permit by using a tax bill, executed lease

11    with a term greater than 90 days or other acceptable documentation as proof; and a valid

12    registration card for the Vehicle to be permitted is shown. Applicants who require additional

13    permits shall be issued a permit provided that a fee of \$250 for each additional vehicle for

14    applications submitted between January 1 and May 31 or \$500 for each additional vehicle for

15    applications submitted between June 1 and December 31 has been paid to the Town.

16    Applicants for Residential Parking Permits may register one (1) corporate owned vehicle per

17    applicant when the vehicle being registered is owned by a corporate entity rather than the

18    applicant. Denial of permits for corporate vehicles can be appealed to the Board of Selectmen.

19    [Fee established by the Board of Selectmen on December 17, 2014, effective January 1, 2015].

20    Owners of Vehicles who live full-time aboard a vessel moored on a Town licensed mooring shall

21    be eligible for a Residential Parking Permit under this section. Provided that a fee of \$75 has

22    been paid to the Town; the applicant shows satisfactory proof that he or she lives full-time on a

23    vessel that is properly documented by the U.S. Coast Guard or properly registered by the State

24    of Massachusetts and moored on a mooring properly permitted by the Town of Nantucket

25    during the period between June 1 and September 30 of the year for which they are seeking a

26    permit and a valid registration card for the Vehicle to be permitted must be provided. The

27    Signature of the Harbormaster is required to verify proof of full-time live-aboard status. [Fee

28    established by the Board of Selectmen on October 22, 2014, effective October

29    30, 2014]

DISCUSSION 2: 2FG LONG-TERM PARKING PERMIT

Section 200.13 MUNICIPAL PARKING LOTS

200.13.5 Except as otherwise provided in Section 200.13.6, no~~No~~ Person shall allow or permit any Vehicle owned or registered in his/her name to park within any designated Municipal Parking Lot for a period of time in excess of seven (7) consecutive days (168 hours).

200.13.6 Between the time period from the second Tuesday in October (Tuesday after Columbus Day), thru the third Friday in May (Friday before Memorial Day), parking shall be allowed for a period of up to thirty (30) consecutive days in the Municipal Parking lot located at the rear of 2 Fairgrounds Road provided that a valid Long Term Parking Permit is properly displayed. However, any vehicle so parked must be properly registered, insured and inspected.

200.13.6~~7~~ No Person shall allow or permit any Vehicle longer than 30-foot total length to park within any Municipal Parking Lot except in spaces designated and Posted for such vehicles.

Section 200.16 PARKING PERMITS

200.16.1.9 Long Term Parking Permit: Owners of vehicles that desire to park a vehicle for longer than 7 days, may make application providing such information as the Town requires, for a permit to allow for the long term parking of a vehicle within a Municipal Parking Lot where such long term parking is permitted. The fee for this permit shall be \$10.00 per day commencing upon the eighth day that the vehicle is permitted to park, (no charge for days 1 thru 7). A long term parking permit shall not be valid beyond 30 days.

## DISCUSSION 3: COURTESY VAN PERMIT

### 200.1 DEFINITIONS

#### Courtesy Vehicles

A vehicle owned, operated or hired by, a commercial enterprise, to be used, or designated to be used, for the conveyance of passengers to and from the commercial enterprise without payment of a direct fee for said conveyance.

### 200.5 STOPPING, STANDING AND PARKING PROHIBITED IN CERTAIN PLACES

200.5.3 No Driver of a Courtesy Vehicle shall stand or park a Courtesy Vehicle in any designated parking space, loading zone, or space specifically designated as a loading area for Courtesy Vehicles without first having obtained a Courtesy Vehicle Permit from the Town.

### 200.16 PARKING PERMITS

200.16.1.10 Courtesy Vehicle Permit: Where Stopping, Standing or Parking is not otherwise prohibited, permits may be, upon application, issued or reinstated to owners or operators of Courtesy Vehicles subject to the following:

- Vehicle must be properly commercially registered and inspected in Massachusetts;
- Vehicle must be well maintained and in good condition
- Vehicle must be clean inside and outside and be well-painted;
- Vehicle must have all wheels covered with hubcaps;

The annual fee, (January 1 through December 31) for a Courtesy Vehicle Permit shall be \$500.00. Permits so issued shall be displayed pursuant to Section 200.16.2.2. If the permit is lost or suspended pursuant to Section 200.16.6, a replacement/reinstatement fee of \$50.00 shall apply. [Fee established by the Board of Selectmen on February 17, 2016]

200.16.4 There must be no unpaid Parking tickets issued to the registration of the Vehicle to be eligible to receive any permit issued under 200.16.1.2, ~~and~~ 200.16.1.7 ~~and~~ 200.16.1.10 of this section.

200.16.6      Courtesy Vehicle Operation. Operators of Courtesy Vehicles shall adhere to all traffic laws and regulations pertaining to the operation of motor vehicles. Such operators shall present a clean and neat appearance and not be smoking. For violations of this section, in addition to any penalty specified under law or these regulations, the Courtesy Vehicle Permit may be suspended by the Police Chief or his designee until payment of the reinstatement fee under Section 200.16.1.9.

## ARTICLE 19

### (Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcels located within the “Nantucket Harbor/Shimmo” and Plus Parcels - Infill in Town Sewer District” sewer needs areas designated within the Comprehensive Wastewater Management Plan adopted June 3, 2015 to the Town Sewer District:

#### Nantucket Harbor/Shimmo Needs Areas

Map	Lot	Number	Street
54	175.1	19	Brewster Road
54	296	21	Brewster Road
54	175.2	23	Brewster Road
54	174	25	Brewster Road
54	173	27	Brewster Road
54	171	28	Brewster Road
54	293	29	Brewster Road
54	294	29½	Brewster Road
54	173.1	29B	Brewster Road
54	172	31	Brewster Road
54	84	32	Brewster Road
54	85	33	Brewster Road
54	288	34	Brewster Road
54	86	35	Brewster Road
54	12	36	Brewster Road
54	87	37	Brewster Road
54	88	39	Brewster Road
54	89	43	Brewster Road
54	13	44	Brewster Road
54	90	45	Brewster Road
54	14	46	Brewster Road
54	16	47	Brewster Road
43	96	50	Brewster Road
54	81	2	Cathcart Road
54	82 (portion of)	4	Cathcart Road
54	8	4½	Cathcart Road
54	83	5	Cathcart Road
54	9	6	Cathcart Road

54	11.1	7	Cathcart Road
54	10.1	8	Cathcart Road
54	11	9	Cathcart Road
54	10.2	10	Cathcart Road
43	146	11	Cathcart Road
43	21	12	Cathcart Road
43	101	14	Cathcart Road
43	69	15	Cathcart Road
43	10	2	Gardner Road
43	9	4	Gardner Road
43	8	6	Gardner Road
	94.2		Gardner Road
43	(as further subdivided)	12	(Pippens Way)
43	88	13	Gardner Road
43	87	15	Gardner Road
43	93	16	Gardner Road
43	173	17	Gardner Road
43	135	18	Gardner Road
43	172	19	Gardner Road
43	171	21	Gardner Road
43	173	21	Gardner Road
43	92	25	Gardner Road
43	132	28	Gardner Road
43	86	31	Gardner Road
43	85	37	Gardner Road
43	98	1	Harbor View Drive
43	99	3	Harbor View Drive
43	19	4	Harbor View Drive
43	100	5	Harbor View Drive
43	20	6	Harbor View Drive
43	307	2	Juniper Hill
43	300	3	Juniper Hill
43	306	4	Juniper Hill
43	305	6	Juniper Hill
43	302	7	Juniper Hill
43	304	8	Juniper Hill
43	303	9	Juniper Hill
43	13	2	Kelley Road



54	28	4	Kelley Road
54	29	6	Kelley Road
54	27	7	Kelley Road
54	30	8	Kelley Road
54	98	9	Kelley Road
54	31	10	Kelley Road
54	97	11	Kelley Road
54	32	12	Kelley Road
54	96	13	Kelley Road
54	99	14	Kelley Road
54	100	16	Kelley Road
54	101	18	Kelley Road
54	104	28	Kelley Road
54	297	30	Kelley Road
43	157	2	Middle Valley Road
43	128	4	Middle Valley Road
43	160	8	Middle Valley Road
43	162	12	Middle Valley Road
43	221	1	Moors End Lane
43	220	3	Moors End Lane
43	211	4	Moors End Lane
43	219	5	Moors End Lane
43	212	6	Moors End Lane
43	218	7	Moors End Lane
43	213	8	Moors End Lane
43	214	10	Moors End Lane
43	215	12	Moors End Lane
43	216	14	Moors End Lane
43	217	16	Moors End Lane
43	312	5	North Road
43	131.1	9	North Road
43	81	10	North Road
43	131	11	North Road
43	82	12	North Road
43	83	14	North Road
43	84	16	North Road
43	1	1	Pimnys Point
54	250	28	Polpis Road

54	251	30	Polpis Road
54	252	32	Polpis Road
54	253	34	Polpis Road
54	254	36	Polpis Road
54	264	40	Polpis Road
54	265	40	Polpis Road
54	266	42	Polpis Road
54	267	44	Polpis Road
54	20	47	Polpis Road
54	21	49	Polpis Road
54	22	51	Polpis Road
54	23	53	Polpis Road
54	24	55	Polpis Road
54	24.1	55R	Polpis Road
54	25	57	Polpis Road
54	26	59	Polpis Road
43	15	61	Polpis Road
43	14.2	64	Polpis Road
43	14.1	66	Polpis Road
43	12.2	67	Polpis Road
43	210	68	Polpis Road
43	91.1	4	Shawkemo Road
43	91.2	6	Shawkemo Road
43	90	8	Shawkemo Road
54	255	2	Shimmo Pond Road
54	259	3	Shimmo Pond Road
54	256	4	Shimmo Pond Road
54	289	5	Shimmo Pond Road
54	257	6	Shimmo Pond Road
54	258	8	Shimmo Pond Road
54	15	12	Shimmo Pond Road
43	16	13	Shimmo Pond Road
43	17	14	Shimmo Pond Road
43	95	15	Shimmo Pond Road
43	18	16	Shimmo Pond Road
43	309	19	Shimmo Pond Road
43	97	21	Shimmo Pond Road
43	145	22	Shimmo Pond Road

43	144	23	Shimmo Pond Road
43	122 and 123	26	Shimmo Pond Road
43	167	28	Shimmo Pond Road
43	168	30	Shimmo Pond Road
43	170	31	Shimmo Pond Road
43	169	32	Shimmo Pond Road
43	156	33	Shimmo Pond Road
43	124	34	Shimmo Pond Road
43	127	35	Shimmo Pond Road
43	125	38	Shimmo Pond Road
43	126	42	Shimmo Pond Road
43	75	44	Shimmo Pond Road
43	77	46	Shimmo Pond Road
43	79	48	Shimmo Pond Road
43	165	2	South Valley Road
43	166	3	South Valley Road
43	143	5	South Valley Road
43	164	6	South Valley Road
43	164.1	6	South Valley Road
43	142	7	South Valley Road
43	308	8	South Valley Road
43	140	10	South Valley Road
43	310	10	South Valley Road
43	137	11	South Valley Road
43	139	12	South Valley Road
43	133	14	South Valley Road
43	136	15	South Valley Road
43	134	17	South Valley Road

Plus Parcels - Infill in Town Sewer District

(The parcels identified below are the remaining properties needed to complete the inclusion of this Needs Area within the Town Sewer District)

Map	Lot	Number	Street
56	336	30	Friendship Lane
56	351	31	Friendship Lane
56	335	32	Friendship Lane
56	352	33	Friendship Lane
56	334	34	Friendship Lane
56	353	35	Friendship Lane

56	333	36	Friendship Lane
56	354	37	Friendship Lane
56	332	38	Friendship Lane
56	355	39	Friendship Lane
56	331	40	Friendship Lane
56	356	41	Friendship Lane
56	330	42	Friendship Lane
56	75 (portion of)	56	Hummock Pond Road
56	76 (portion of)	54	Hummock Pond Road
56	93	8	Hussey Farm Road
56	151	10	Hussey Farm Road
56	109	3	Marsh Hawk Lane
56	111	5	Marsh Hawk Lane
56	171	7	Marsh Hawk Lane
56	172	9	Marsh Hawk Lane
56	112	11	Marsh Hawk Lane
56	113.6	15	Marsh Hawk Lane
56	150	2	Meadow View Drive
56	92	3	Meadow View Drive
56	149	4	Meadow View Drive
56	91	5	Meadow View Drive
56	148	6	Meadow View Drive
56	90	7	Meadow View Drive
56	147	8	Meadow View Drive
56	89	9	Meadow View Drive
56	146	10	Meadow View Drive
56	88	11	Meadow View Drive
56	145	12	Meadow View Drive
56	87	13	Meadow View Drive
56	144	14	Meadow View Drive
56	86	15	Meadow View Drive
56	143	16	Meadow View Drive
56	280	17	Meadow View Drive
56	142	18	Meadow View Drive
56	281	19	Meadow View Drive
56	141	20	Meadow View Drive
56	282	21	Meadow View Drive
56	140	22	Meadow View Drive
56	283	23	Meadow View Drive
56	139	24	Meadow View Drive
56	284	25	Meadow View Drive
56	78	27	Meadow View Drive
56	129	29	Meadow View Drive
56	138	30	Meadow View Drive
56	137	32	Meadow View Drive

56	130	33	Meadow View Drive
56	136	34	Meadow View Drive
56	131	35	Meadow View Drive
56	135	36	Meadow View Drive
56	132	37	Meadow View Drive
56	133	39	Meadow View Drive
56	296	42	Meadow View Drive
56	297	44	Meadow View Drive
56	298	46	Meadow View Drive
56	299	48	Meadow View Drive
56	390	49	Meadow View Drive
56	177	50	Meadow View Drive
56	389	51	Meadow View Drive
56	176	52	Meadow View Drive
56	173	53	Meadow View Drive
56	175	54	Meadow View Drive
56	170	55	Meadow View Drive
56	174	56	Meadow View Drive
56	169.2	57	Meadow View Drive
56	169.3	59	Meadow View Drive
56	167/(168)	60	Meadow View Drive
56	169.4	61	Meadow View Drive
56	169.5	63	Meadow View Drive
56	169.6	65	Meadow View Drive
56	159	1	Pinkham Circle
56	160	2	Pinkham Circle
56	178	3	Pinkham Circle
56	161	4	Pinkham Circle
56	179	5	Pinkham Circle
56	162	6	Pinkham Circle
56	164	8	Pinkham Circle
56	165	10	Pinkham Circle
56	151.1	3	Pond Road
56	158	4	Pond Road
56	152	5	Pond Road
56	157	6	Pond Road
56	153	7	Pond Road
56	156	8	Pond Road
56	155	11	Pond Road
56	295	12	Pond Road
56	134	15	Pond Road
56	163	21	Somerset Road
56	169.1	31	Somerset Road
56	110	33	Somerset Road
56	107	35	Somerset Road

56	106	36	Somerset Road
56	108	37	Somerset Road
56	113.1	1	Wamasquid Place
56	113.3	2	Wamasquid Place
56	113.2	3	Wamasquid Place
56	113.8	4	Wamasquid Place
56	113.4	5	Wamasquid Place
56	113.7	6	Wamasquid Place
56	113.5	7	Wamasquid Place

All as shown on maps entitled "2016 Annual Town Meeting Warrant Article 19 Sewer District Map Changes" dated January, 2016 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Board of Selectmen/Sewer Commissioners)*

#### ARTICLE 66

#### **(Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Changes)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 3A (Town Sewer District) of the Code of the Town of Nantucket by taking the following actions:

1. By adding the following parcels to the Town Sewer District:

MAP	LOT	NUMBER	STREET
56	209	59	Milk Street
55	312	147	Orange Street
56	255	79	Vestal Street
56	254	81	Vestal Street
56	253	83	Vestal Street
56	252	85	Vestal Street

2. By removing the following parcels from the Town Sewer District:

MAP	LOT	NUMBER	STREET
30	138.2		Cobblestone Hill
42.2.4	7	17	Commercial Wharf
68	700	2	Evergreen Lane
68	701.1	4	Evergreen Lane



68	701	4A	Evergreen Lane
68	702	6	Evergreen Lane
68	703	8	Evergreen Lane
68	704	10	Evergreen Lane
68	705	12	Evergreen Lane
68	706	14	Evergreen Lane
68	707	16	Evergreen Lane
68	708	18	Evergreen Lane
41	342	35	Grove Lane
30	48	98	Hulbert Avenue
30	53	11	Jefferson Avenue
54	204	21	Monomoy Road
30	608	2	Nantucket Avenue
55	61.1	158	Orange Street
55	321	47	Prospect Street
55.1.4	2	50	Union Street
42.3.2	23.1	28	Washington Street
42.2.3	4	38	Washington Street
42.2.3	5	40	Washington Street
42.2.3	6	42	Washington Street
55.4.1	56	39	York Street

Or to take any other action related thereto.

All as shown on a map entitled “2016 Annual Town Meeting Warrant Article 66 Town Sewer District Map Changes” dated January, 2016 and filed herewith at the Office of the Town Clerk.

*(Board of Selectmen/Sewer Commissioners)*

## ARTICLE 67

### **(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding property located at 17 Milestone Crossing (Assessor Map 68, Parcel 458) to the Town Sewer District.

Or to take any other action related thereto.

*(Mark Dawson, et al)*

## ARTICLE 68

### (Bylaw Amendment: Board of Sewer Commissioners/Town Sewer District Map Changes)

To see if the Town will vote to: amend the Town Sewer District, as established under the Nantucket Code, Chapter 41, Section 3.A, by adding to it the following parcels:

MAP	PARCEL	ADDRESS
66	100.1	58 Bartlett Road
66	100.2	56 Bartlett Road
66	100	54 Bartlett Road
66	524	48 Bartlett Road
66	531	46 Bartlett Road
66	529	44 Bartlett Road
66	530	42 Bartlett Road
66	434	40 Bartlett Road

*(Donald Dimock, et al)*

## Chapter 396 of the Acts of 2008

### AN ACT AUTHORIZING THE ESTABLISHMENT OF THE NANTUCKET SEWER COMMISSION AND SEWER DISTRICTS IN THE TOWN OF NANTUCKET.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:*

**SECTION 1.** The town of Nantucket, acting by and through the Nantucket sewer commission described in section 3, may lay out, plan, construct, maintain and operate a system or systems of common sewers for a part or whole of its territory, as may be from time to time defined and established by adoption by town meeting of one or more by-laws as a designated sewer district under the jurisdiction and control of the sewer commission, with such capacity limitations, connections, pumping stations, treatment plants and other works, as may be allocated in such by-law to such sewer district as required for a system or systems of sewage treatment and disposal, and may construct such sewers and related works in said sewer districts defined and established by by-law as may be necessary. No other sewers shall be constructed in any public roads or ways of the town which are not within the limits of such designated sewer districts and which are not under the control of the sewer commission.

**SECTION 2.** The town may make and maintain, within sewer districts defined and established as set forth in section 1 in any way therein where common sewers are constructed, such connecting sewers within the limits of such way as may be necessary to connect any estate which abuts upon the way within such district.

**SECTION 3.** Notwithstanding the provisions of chapter 169 of the acts of 1965, the town may, at any town meeting, by a two-thirds vote, vote that the board of selectmen shall act as a Nantucket sewer commission, or that there shall be a separate Nantucket sewer commission, the members of which shall be appointed by the board of selectmen or elected by popular vote for 3 year terms. The number, constitution and the choice of elected or appointed commissioners of a separate sewer commission shall also be determined by a two-thirds vote of town meeting. If a separate Nantucket sewer commission is established by town meeting, any selectman shall be eligible to serve as a member thereof. Town meeting shall be authorized to change the method of establishment of the Nantucket sewer commission described herein without any limitation on the number of times such commission may be established or re-established as the case may be, by a two-thirds vote. Whenever the phrase "Nantucket sewer commissioners" appears in this act, such phrase shall include within its meaning either the board of selectmen acting as Nantucket sewer commissioners, or the separate appointed or elected Nantucket sewer commission.

**SECTION 4.** The Nantucket sewer commission, acting for and on behalf of the town of Nantucket, shall have charge of and shall be responsible for the policies, finances, and overall goals of the sewer system, but shall be subject to the charter of the town of Nantucket as to the administration and management of the systems operation and maintenance, and shall be responsible for the good order of all sewers, pipes, pumping stations, treatment and disposal works, and the like. The operations of the Nantucket sewer commission shall be governed by, and any staff or employees shall be considered part of town administration within the meaning of, the charter of the town of Nantucket unless changed or modified pursuant to said charter.

**SECTION 5.** The board of selectmen acting for and on behalf of the town of Nantucket, after being duly authorized to do so by town meeting, may take by eminent domain pursuant to chapter 79 of the General Laws or otherwise may, utilizing the procedures described in the charter of the town of

Nantucket acquire by purchase or gift any lands, rights of way, or easements, public or private, in the town necessary for accomplishing any purpose mentioned in this act and may construct such sewers under or over any state road, any bridge, pier, tidelands, boulevards or other public way, or within the location of any state land, without the necessity for any formal filings in the registry of deeds, and may enter upon and dig up any private land or any public land or public way, for the purpose of laying such sewers and of maintaining and repairing the same, and may do any other thing proper or necessary for the purposes of this act.

**SECTION 6.** The financial operations of the sewer system shall be an Enterprise Fund within the meaning of section 53F1/2 of chapter 44 of the General Laws, except as modified herein, and any expenditure from such fund shall be only upon authorization of the Nantucket sewer commission. The town shall, by vote at town meeting, determine whether it shall pay the whole or a portion of the cost of said system or systems of sewerage and sewage disposal, and if a portion, what proportion. If the town votes to pay less than the whole cost, in providing for the payment of the remaining portion of the cost of said system or systems, the town, acting through the Nantucket sewer commission, may avail itself of any or all of the methods permitted by the General Laws; and the provisions of the General Laws relative to the assessment, apportionment, division, reassessment, abatement and collection of sewer assessments or the additional methods set forth in section 8, and as to liens therefor and to interest thereon, shall apply to assessments made pursuant to this act by the Nantucket sewer commission, except that interest shall be at the rate as may be established by the Nantucket sewer commission from time to time.

At the same meeting at which town meeting determines that any portion of the cost is to be borne by the town, it may by vote determine by which of such methods the remaining portion of said cost shall be provided for.

The collector of taxes of said town shall certify the payment or payments of any such assessment or apportionments thereof to the sewer commission or to the selectmen acting as such, who shall preserve a record thereof.

**SECTION 7.** The revenues received by the fund described in section 6 of this act from sewer assessments, fees, charges, contributions from the town towards the costs of such sewer system as described in section 6, and the like as receipts or revenues, shall be applied to the payment of charges and expenses incident to the design, construction, maintenance, and operation of said system or systems of sewerage and sewage disposal or to the extensions thereof, to the payment of principal or interest upon bonds or notes issued for sewer purposes, or to the payment or redemption of such bonds or notes.

**SECTION 8.** The Nantucket sewer commission may, in its discretion, prescribe for the users of said sewer systems and disposal works such annual charges, connection fees, assessments, privilege fees, and the like, based on the benefits derived therefrom as such sewer commission may deem proper, subject however, to such by-laws as may be adopted by vote of the town, or as may be provided for in the General Laws. Notwithstanding any law to the contrary, the commission is authorized to impose and collect such charges, fees, or assessments prior to connection or operation of such system of sewers, and may enter into agreements for the payment thereof over such time as the sewer commission shall determine. In fixing the charges to be imposed for said system, the Nantucket sewer commission is authorized to make use of any fee, charge, assessment or betterment provided for by the General Laws and further may take into consideration all costs for ongoing removal of infiltration and inflow of non-wastewater into the system as part of the normal operating costs of the system; may include, in setting privilege fees, capital costs and interest charges applicable thereto; may impose late fees for unpaid billings; may assess a capacity utilization fee to new estates and properties added to a sewer district authorized by this act from outside a designated needs area in addition to any privilege fee; may charge betterments, special assessments, or any other charge to the estates and properties being served by collection system improvements and extensions to pay for all costs for sewer line extensions to serve

new connections, both within the sewer districts authorized by the act and in any areas added to such sewer district; and may impose such charges on properties within a sewer district authorized by the act whether or not such estates and properties are then connected to the sewer system.

**SECTION 9.** The Nantucket sewer commission may, from time to time, adopt and prescribe rules and regulations for the means of connection of estates and buildings with sewers and for inspection of the materials, the construction, alteration, and use of all connections entering to such sewers, but not including the expansion of districts except as provided in sections 1 and 10, and may prescribe penalties, not exceeding \$300 for the violation of any such rule or regulation. Such rules and regulations shall be available for public review at the sewer commission's designated office during regular office hours. Any changes, deletions, additions or revisions to said rules and regulations deemed necessary by the Nantucket sewer commission from time to time, shall take full effect after a notice of change has been published at least once a week for 2 successive weeks in a newspaper of general circulation in the town of Nantucket, which notice shall detail where and when such revised rules and regulations may be viewed by the general public.

**SECTION 10.** Notwithstanding any provision of law to the contrary, owners of land not within the sewer districts defined and established pursuant to section 1 of this act shall not be permitted to connect to the town's sewer system except as is set forth in this act. The territory covered by said sewer districts may be amended from time to time by the board having charge of sewers, after a public hearing conducted to consider such amendment, upon approval of the department of environmental protection if otherwise required by law and upon enactment by town meeting of a by-law defining or establishing a new or expanded sewer district. In the event that the board having charge of sewers votes not to amend the territory of any sewer district in accordance with the foregoing sentence, the amendment may nevertheless be enacted in a form of a by-law upon a two-thirds vote of town meeting. Any by-law adopted pursuant to the authority granted to the town of Nantucket by this act may include authorization to the Nantucket sewer commission without a town meeting vote to add to the sewer districts created pursuant to this act properties located within "needs areas" as defined by Nantucket's Comprehensive Wastewater Management Plan prepared by Earth Tech dated March 2004, approved by the secretary of environmental affairs on May 14, 2004, with such conditions and limitations with respect to such authorization as such by-law may provide.

**SECTION 11.** Notwithstanding anything to the contrary contained herein, the board having charge of the maintenance and repair of sewers may at any time permit extensions, new connections or increases in flow to the sewer system, subject to capacity, to serve municipal buildings or public restrooms or other public service uses as defined by the municipality; provided, however, that such uses may include, but shall not be limited to, affordable housing constructed pursuant to chapters 40B and 40R of the General Laws, without thereby creating any entitlement on the part of any person to connect to such sewer system, and subject to capacity, in order of application, may permit or if in the public interest, may require, extensions, new connections or new flow to the sewer system within such districts.

**SECTION 12.** This act shall take effect as of July 1, 2008.

*Approved December 17, 2008*

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**Return to:**

List of Laws passed in 2008 Session



NAMANT ANTHER  
67

## TOWN OF NANTUCKET

### Criteria Checklist for Proposed Expansion of the Sewer District

#### Checklist Preamble:

The purpose of this checklist is to implement the policy that access to centralized wastewater treatment systems should be evaluated based on objective criteria. The following principles support that policy:

1. The use of wastewater treatment facilities should be optimized to support environmental and public health goals, while also maintaining the traditional appearance of Nantucket's neighborhoods.
2. Private property development and use is managed through zoning, rather than access to public water and centralized wastewater treatment.
3. The following criteria will be used to evaluate applications to expand the sewer districts:
  - Is adequate WWTF capacity available?
  - Do on-site (septic) systems perform well and fit in the neighborhood?
  - Does the application comply with Master Planning and Zoning?
  - Is the proposed expansion a valuable addition to the existing sewer system?
  - Is the proposed expansion adequately funded?

## **CHECKLIST**

### **CRITERIA TO EVALUATE NON-NEEDS AREA PROPERTIES FOR ENTRY INTO THE SEWER DISTRICT**

Property Address to be added to the Sewer District: 17 Milestone Crossing

#### 1. Capacity:

- ☐ Yes ☒ No Is there adequate capacity in the sewer system pipes/pump stations, etc?
- ☐ Yes ☒ No Is there adequate capacity in the WWTP?

#### 2. Septic System Criteria:

- ☐ Yes ☒ No Is the system hydraulically failed according to the Local Board of Health Regulations?



- ☐ Yes ☒ No Is the system technically failed according to the Local Board of Health Regulations?  
☐ Yes ☒ No A septic system conforming to Local Board of Health Regulations cannot be installed on the property? (Correct = yes) *12 bedrooms possible, 15 w/IA syp. (has 10 bed plus comm. kitchen)*  
☐ Yes ☒ No Are soil structure/ground water elevations problematic?  
☐ Yes ☒ No Is the existing or proposed septic system within 100 feet of a resource area?  
☐ Yes ☒ No Is an alternative septic system is required? *12 bed - conventional.*

### 3. Zoning and Land Use:

- ☒ Yes ☐ No Does the property comply with the 2009 Master Plan?  
☐ Yes ☒ No Is this an affordable housing project under Chapter 40B or 40R?  
☐ Yes ☒ No Is the Lot size less than 40,000 sq ft?  
☒ Yes ☐ No Is the property within one of the following Overlay districts: Well head, Nantucket Harbor, Town, Madaket Harbor, Hummock Pond watershed (Miacomet watershed may be added after pond study)

### 4. Sewer system:

- ☒ Yes ☐ No Is the property location contiguous to the existing sewer district?  
☐ Yes ☒ No Does the number of properties which would be served by the extension exceed 5?  
☐ Yes ☒ No Does this sewer extension have potential for future extension of the sewer collection system?

### 5. Financial:

- ☒ Yes ☐ No *proposed to be* Is the sewer being extended to the Town's specifications?  
☒ Yes ☐ No Will the maintenance of the new infrastructure be private?  
☐ Yes ☒ No Will the proponent be providing alternative public access to the public sewer such as through easements or the construction of pump stations or mains sized for additional connections?

TOTAL YES Answers (must equal or exceed 9 for a positive recommendation): 5

*does not meet required 9 yes points*

*Kara Buzanoski 1/8/16*

*MS S (Seal 1/6) - 1/8/16*



# 4 Fairgrounds Road Affordable Housing RFP Update

to

## **Board of Selectmen**

February 17<sup>th</sup>, 2016

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**Andrew Vorce**

Director of Planning

**Leslie Snell**

Deputy Director of Planning

**Tucker Holland**

Independent Housing Consultant

# Agenda

- History of 4FG Parcel
- BOS Interviews Summary
- Site
- Timeline / Next Steps
- Q&A and Feedback

# History of 4FG Parcel

- Parcel originally acquired on authorization of 2004 ATM
  - Article 77
  - Purpose: Municipal use, housing, possible cultural center
- At 2009 ATM, initial affordable lots authorized
  - Article 98
  - 11 parcels along Ticoma Way
- Lot 77 (Police and Municipal Building) created in 2009
- At 2015 ATM, the workforce / affordable housing purpose was reinforced by unanimous consent of Article 99

# ARTICLE 99 – 2015 ATM

(Real Estate Disposition: Long-term Lease Authorization for Town-owned portions of 16 Vincent Circle and Ticcoma Way fka 2 Fairgrounds Road)

To see if the Town will vote to transfer all or any portion of the Town-owned property located at 16 Vincent Circle (shown on Assessors Map 67, Parcel 710) not including Lots A, B and C situated off Ticcoma Way and shown on a plan entitled “Subdivision Concept Plan Prepared for the N.P. & E.D.C.,” dated September 5, 2013, prepared by Blackwell & Associates, Inc. as voted in accordance with Article 101, 2014 ATM, and 2, 4, 6, 8, 10, 12, 14, and 16 Ticcoma Way (shown on Assessors Map 67, Parcels 700, 701, 702, 703, 704, 705, 706 and 707), from the Board of Selectmen for general municipal purposes **to the Board of Selectmen for the purposes of conveyance or lease, and further to authorize the Board of Selectmen to use or convey, lease or otherwise dispose of all or any portions of the property for affordable housing purposes or municipal sponsored housing of any kind including but not limited to housing for seasonal and / or permanent employees of the Town or County of Nantucket, and for roadway, access, and utility purposes to serve said housing and any surrounding property including but not limited to 2 and 4 Fairgrounds Road, subject to Chapter 30B of the Massachusetts General Laws.**

*Source: 2015 ATM Warrant*

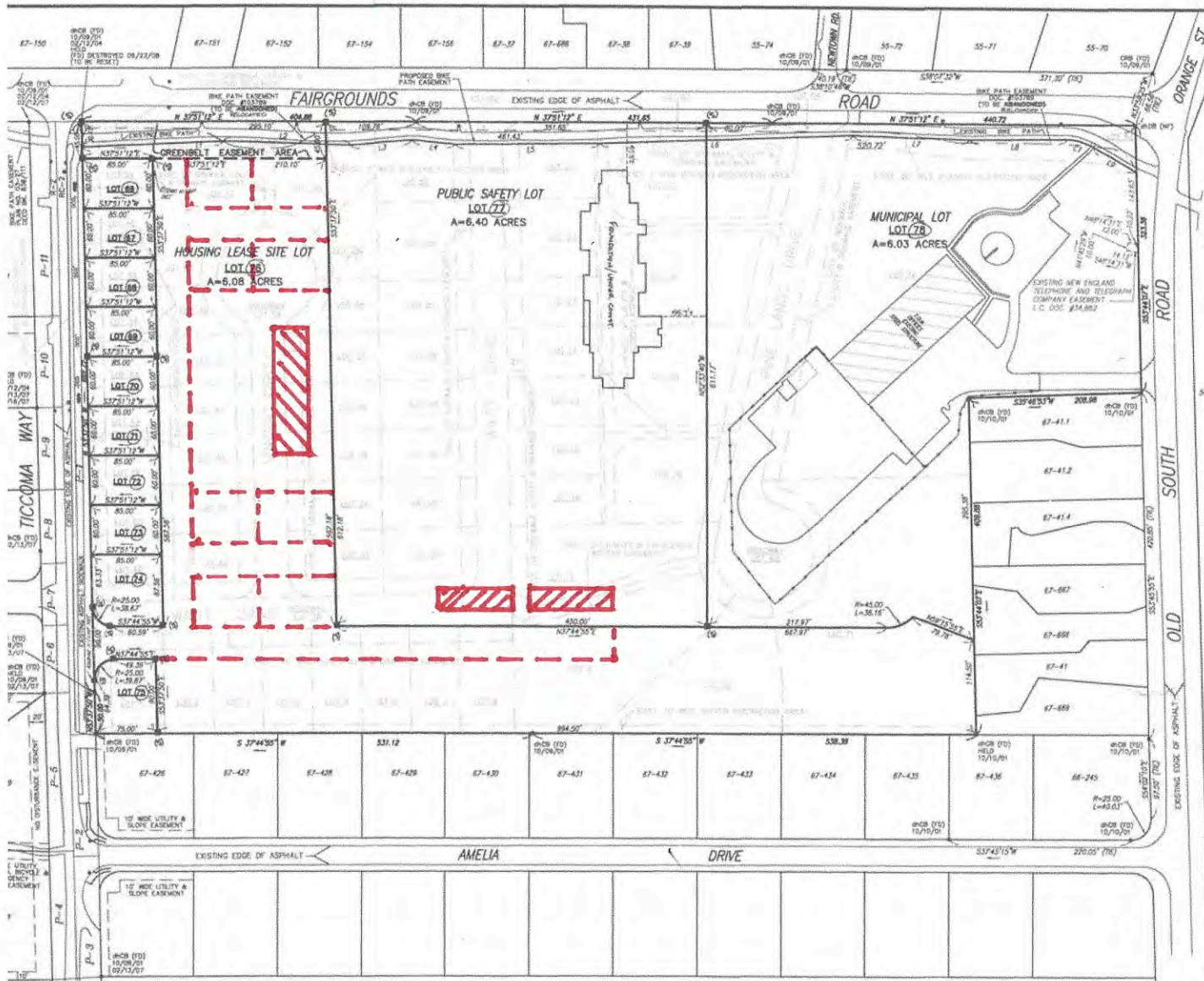
# BOS Interviews Summary

- Commonalities
  - BOS universally in favor of seeing workforce and affordable housing developed at 4FG site
  - Town employee preference when filling units
    - Intention to provide short-term horizon (e.g., 3-5 years)
  - Strong desire to retain Town ownership of land
    - E.g., utilize long-term ground lease
  - Mix of units:
    - Single family
      - Some with separate basement apartment
      - Some potentially available to Town department heads
    - Apartments – 1 and 2 bedroom
    - Seasonal dormitory
      - Potential to “partner” with other Island organizations

# BOS Interviews Summary (cont'd)

- Commonalities (cont'd)
  - Locate “larger” buildings closer to Police / Fire building locations
    - Seasonal dormitory building(s) in relative proximity to Police building
    - Taper to single family toward Ticoma / Amelia
  - General:
    - “It needs to be done right”
      - Architectural integrity / quality and scale
      - Appropriate parking and green space
    - Ongoing maintenance and repair a key consideration
    - Working under proposed CN zoning preferable to 40-B route
- Individual considerations / ideas
  - Some single family units made available for sale...?
  - Small commercial (e.g., sandwich / convenience shop) element...?
  - Tiny houses...?
  - Energy efficiency requirements...?





**ZONING TABLE**

LOT AREA	REQUIRED
LOT FRONTAGE	5,000 S.F.
FRONT YARD SETBACK	40 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	5 FT.
MAXIMUM GROUND COVER RATIO	5 FT.
REGULARITY FACTOR ("A")	20.55

THE SITE IS ZONED RESIDENTIAL COMMERCIAL Z-2 (RC-2) AS SHOWN ON THE TOWN AND COUNTY OF NANTUCKET, MASSACHUSETTS, OFFICIAL ZONING MAP, EFFECTIVE DATE APRIL 12, 1999 AND REVISED THROUGH OCTOBER 25, 1999.



- LEGEND**
- 49-178 ASSESSOR'S MAP 49 LOT 178
  - (HCB (70) CONCRETE BOUND WITH DRILLHOLE FOUND
  - (HCB (70) CONCRETE BOUND WITH DRILLHOLE NOT FOUND
  - (HCB (70) COUNTY ROAD BOUND FOUND
  - (HCB (70) PROPOSED CONCRETE BOUND
  - (HCB (70) EXISTING CATCH-BASIN
  - (HCB (70) EXISTING DRAIN MANHOLE
  - (HCB (70) EXISTING DRAIN CLEANOUT
  - (HCB (70) EXISTING ARROW W/CLIP SET
  - (HCB (70) EXISTING ARROW W/CLIP SET

**LOT COMPLIANCE TABLE**

LOT NO.	FRONTAGE	LOT AREA	LOT AREA	LOT AREA
66	60.00'	5,098 S.F.	0.12 ACRES	0.97
67	60.00'	5,098 S.F.	0.12 ACRES	0.97
68	60.00'	5,098 S.F.	0.12 ACRES	0.97
69	60.00'	5,098 S.F.	0.12 ACRES	0.97
70	60.00'	5,098 S.F.	0.12 ACRES	0.97
71	60.00'	5,098 S.F.	0.12 ACRES	0.97
72	60.00'	5,098 S.F.	0.12 ACRES	0.97
73	60.00'	5,098 S.F.	0.12 ACRES	0.97
74	60.00'	5,098 S.F.	0.12 ACRES	0.97
75	60.00'	5,098 S.F.	0.12 ACRES	0.97
76	60.00'	5,098 S.F.	0.12 ACRES	0.97
77	60.00'	5,098 S.F.	0.12 ACRES	0.97
78	60.00'	5,098 S.F.	0.12 ACRES	0.97

**PROPOSED BIKE PATH EASEMENT LINE & CURVE TABLE**

LINE NO.	BEARING	DISTANCE
L1	N30°24'12"E	170.92'
L2	N30°31'21"E	153.94'
L3	N33°07'58"E	74.88'
L4	N43°19'58"E	33.15'
L5	N37°18'27"E	174.87'
L6	N35°00'28"E	307.97'
L7	N32°42'34"E	141.49'
L8	N47°07'17"E	117.89'
L9	N87°31'08"E	60.00'

**UNADJUSTED TRAVERSE DATA**

SURVEY PRECISION = 1:165,912  
 LINEAR ERROR OF CLOSURE = 0.027  
 DIRECTIONAL ERROR OF CLOSURE = 119°00'02.0"E  
 INSTRUMENT/ACCURACY = 1/4" DIA. TORQUE  
 ± 0.001" ± 2 ppm

I CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY (1/15/08) WITH THE EXCEPTION OF: STRUCTURES UNDER CONSTRUCTION ON LOT 77 AND ADDITION OF 16 MONUMENTS NOT PER LAND SURVEY INSTRUMENT.

**Nantucket Planning Board**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

*Leo C. Asadorian* 1/16/09  
 PROFESSIONAL LAND SURVEYOR DATE

*Berry Seider, Chairman*  
 DATE SIGNED 02/23/2009 FILE # 37902

90LAPEN-07110ANR-TICCOMA-001302082.dwg 3/25/2009 2:54:45 PM EST

DATE	DESCRIPTION	BY
1/16/08	2ND MONUMENTS, SURVEYING, UTILITY MARKS	LCA
1/25/09	REVISE BIKE PATH EASEMENT, GREENBELT EASEMENT	PRO
1/25/09	REVISE BIKE PATH EASEMENT, GREENBELT EASEMENT	PRO

THE PLANNING BOARD DETERMINES THAT:

(1) LOTS 66-78 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

(2) CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

(3) CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 OR BETWEEN: *field to ground*.

DATE: 3/23/09  
*Leo C. Asadorian*  
 LEO C. ASADORIAN MASS. LIC. # 33930  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**BLACKWELL and ASSOCIATES, Inc.**  
 Professional Land Surveyors  
 20 TEASDALE CIRCLE  
 NANTUCKET, MASS. 02554  
 (508) 228-9026  
 www.blackwellsurvey.com

BEING A DIVISION OF LOTS 1 THRU 65 ON LAND COURT PLAN 37902

**LAND COURT DIVISION**  
**PLAN of LAND**  
**in NANTUCKET, MA.**

prepared for  
 TOWN OF NANTUCKET  
 1"=60' FEBRUARY 4, 2009  
 GRAPHIC SCALE

DATE/REV. LCA, PLS, PRO  
 APPROVED LCA, PLS

SHEET 1 OF 3 B-7111

37902 1/3



# Next Steps / Timeline

- February 17<sup>th</sup>: receive further BOS input and direction
- February: canvas department heads as to individual department needs
  - Nonprofit and Chamber surveys
- February - March: review and research comparable Town housing RFPs (e.g., Falmouth, others) and review Town RFP process
  - How to maximize SHI credit
  - Meet with Heidi Bower
- March - April: draft RFP development
  - Research potential interested parties (e.g., Stanmar, Scanlan)
- April 2<sup>nd</sup>: ATM
- April 27<sup>th</sup>: potential BOS update on process
- May: RFP refinement
- June 1: target date to issue RFP
- September 15<sup>th</sup>: target bid opening date

# Q&A and Feedback

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**Mosquito Control Commission**

Ashley Erisman	2016
Helene M. Weld, RN	2017
VACANT	2018
Charles Stott	2019
Mark L. Palmer	2020

One vacancy, one applicant:  
Timothy Lepore



**TOWN OF NANTUCKET**  
**COMMITTEE INTEREST FORM/NEW APPLICANT**  
*For Appointment by the Board of Selectmen*

*Please return this form to the Town Administration offices by the advertised due date.  
Please call for date of the Public Hearing for applications review or refer to the Public Notice.*

**Name:** Timothy Lepore

**Home Phone:** 508-228-4848

**Mailing Address:** 57 Prospect St, 02554

**Alternate Phone:** 774-563-1907

**Email Address:** TJalepore@hotmail.com

**Date Submitted:** 2/11/2016

**REQUESTING APPOINTMENT TO:** Mosquito Control Project Board Directors

*Reasons for Committee Interest*

- Have you ever attended a meeting of the committee/board/commission?
- Why are you interested in this committee/board/commission?
- Are you prepared to commit to the meeting schedule of the committee/board/commission?

No I have never attended a meeting of the committee. I am interested because I deal with a number of vector born diseases on Nantucket. I am prepared to commit.

*Relevant Experience*

- What experience, skills or insight would you bring to the committee/board/commission?
- What would you hope to accomplish on the committee/board/commission?

I am very involved with the tick born diseases on the island and would like to become involved with controlling the mosquito population to avoid another problem.

*Potential Conflicts of Interest*

- Please list any committees appointed by the Board of Selectmen, local agencies or non-profit organizations of which you or a member of your immediate family are current members.

N/A

- Are you or any member of your family employed by, or receive any financial consideration from the Town of Nantucket?

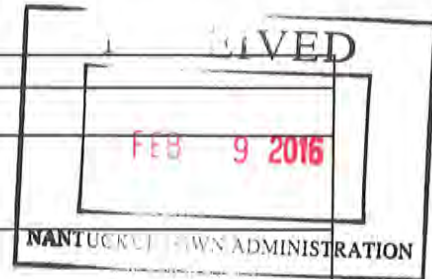
N/A

RECEIVED

FEB 11 2016


NANTUCKET TOWN ADMINISTRATION

**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST  
AND DETERMINATION BY APPOINTING AUTHORITY  
AS REQUIRED BY G. L. c. 268A, § 19**



<b>MUNICIPAL EMPLOYEE INFORMATION</b>	
Name:	Richard J. Hussey
Title or Position:	Member, Capital Program Committee
Municipal Agency:	n/a
Agency Address:	n/a
Home Phone:	508-325-5604
Home E-mail:	rjhussey@comcast.net
	My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.
<b>PARTICULAR MATTER</b>	
Particular matter  E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding.	Please describe the particular matter.  Proposed sewer project
Your required participation in the particular matter:  E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.	Please describe the task you are required to perform with respect to the particular matter.  Rendering advice; participating in the public outreach program; participating in the public discussion of the proposed project
<b>FINANCIAL INTEREST IN THE PARTICULAR MATTER</b>	
Write an X by all that apply.	<p><input checked="" type="checkbox"/> I have a financial interest in the matter.</p> <p><input type="checkbox"/> My immediate family member has a financial interest in the matter.</p> <p><input type="checkbox"/> My business partner has a financial interest in the matter.</p> <p><input type="checkbox"/> I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter.</p> <p><input type="checkbox"/> I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.</p>



Financial interest in the matter	Please explain the financial interest and include a dollar amount if you know it.  Will be directly affected by the betterment tax for the project, if approved.
Employee signature:	
Date:	February 8, 2016

#### DETERMINATION BY APPOINTING OFFICIAL

	<b>APPOINTING AUTHORITY INFORMATION</b>
Name of Appointing Authority:	Board of Selectmen
Title or Position:	Chief Elected Officials
Agency/Department:	Town of Nantucket
Agency Address:	16 Broad Street, Nantucket MA 02554
Office Phone:	508 228 7255
Office E-mail	emooney@nantucket-ma.gov
	<b>DETERMINATION</b>
Determination by appointing authority:	As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.
Appointing Authority signature:	
Date:	
Comment:	

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.